

**28.74  
ACRE TRACT**

**S.P.  
BROWN  
A-22**

LINE	BEARING	DISTANCE
L1	S 45°59'42" E	130.66'
L2	S 31°46'31" E	299.73'
L3	S 16°49'41" W	303.30'
L4	S 30°30'31" W	197.35'
L5	N 41°06'34" E	229.81'

LINE	BEARING	DISTANCE
(L1)	(S 42°38'59" E)	(129.41')
(L2)	(S 31°49'42" E)	(299.99')
(L3)	(S 16°53'00" W)	(303.00')
(L4)	(S 30°28'51" W)	(197.19')
(L5)	(N 41°08'00" E)	(229.75')

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	110.12'	564.74'	11°10'20"	N 25°57'42" E	109.94'
C2	391.23'	1060.46'	21°08'16"	N 30°26'57" E	389.01'
C3	162.72'	3082.80'	3°01'28"	N 42°46'56" E	162.71'

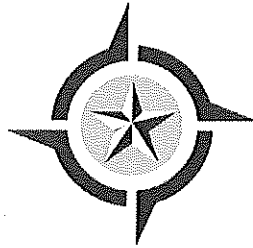
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
(C1)	(110.15')	(565.01')	(11°10'11")	(N 25°34'59" E)	(109.97')
(C2)	(391.29')	(1060.76')	(21°08'06")	(N 30°33'57" E)	(389.07')
(C3)	(162.85')	(3083.36')	(3°01'35")	(N 42°38'59" E)	(162.71')

**LEGEND**

- OH ——— OVERHEAD UTILITIES
- PP ○ POWER POLE
- TPED □ TELEPHONE PEDESTAL
- FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED

**NOTES:**

1. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE



**BARTON  
& ASSOCIATES  
LAND SURVEYING**

2321 TROPICAL WIND DRIVE, CORPUS CHRISTI, TX 78414 | (361) 208-4284  
TEXAS LICENSED SURVEYING FIRM 10194009  
THE INTERSECTION OF QUALITY AND EFFICIENCY

## 28.74 ACRE TRACT

### Field Notes Description

28.74 acres of land out of the S. Browne Survey, Abstract 22, Fayette County, Texas, being that same land conveyed to Lillian Mitchell and described in Homestead Lien Contract and Deed of Trust dated November 3, 2004 and recorded in Volume 1298, Page 756 of the Official Records of Fayette County, Texas.

Being more fully described by metes and bounds as follows:

**BEGINNING:** at a 1/2" iron rod, (Y = 13,902,203.02, X = 2,674,364.54), found in the southeast right of way line of Baron Road and at the west corner of a 4.51 acre tract conveyed to Jeffrey Walker in Volume 1785, Page 265 of the Official Records of Fayette County Texas, for the north corner of this herein described tract;

**THENCE:** S 45°59'42" E -130.66 feet along a southwest way line of 4.51 acre tract and the northeast line of this herein described tract to a fence corner post found at a south corner of said 4.51 acre tract and in a southwest line of a 176.00 acre tract owned by the Lower Colorado River Authority, for an angle corner of this herein described tract;

**THENCE:** along west and north lines of said 176.00 acre tract and the east and south lines of this herein described tract the following course:

S 34°14'19" E -683.26 feet to a found concrete monument;

**THENCE:** S 31°46'31" E -299.73 feet to a found 1/2" iron rod;

**THENCE:** S 16°49'41" W -303.30 feet to a found 1/2" iron rod;

**THENCE:** S 30°30'31" W -197.35 feet to a found fence corner post;

**THENCE:** N 74°23'51" W -481.64 feet to a found 1/2" iron rod;

**THENCE:** S 69°00'23" W -559.00 feet to a found 1/2" iron rod;

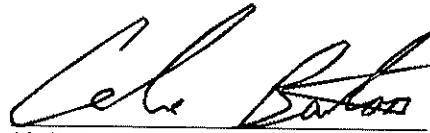
**THENCE:** N 50°28'17" W -447.47 feet to a 1/2" iron rod found at a north corner of said 176.00 acre tract, in the southeast right of way line of said Baron Road, and at the start of a curve to the left, for the west corner of this herein described tract;

**THENCE:** along the southeast right of way line of said Baron Road and the northwest line of this herein described tract the following course:

along said curve to the left having an arc length of 110.12 feet, a radius of 564.74 feet, a delta angle of 11°10'20", with a chord bearing of N 25°57'42" E and a chord length of 109.94 feet to a 1/2" iron rod found at the start of a curve to the right;

NOTE: A Survey Plat representing a graphic image of this description styled as "28.74 ACRE TRACT" accompanies this document. This Field Notes Description constitutes a legal document, and, unless it appears in its entirety, in its original form, including preamble, seal and signature, surveyor assumes no responsibility or liability for its correctness. It is strongly recommended, for the continuity of future surveys, that this document be incorporated in *all* future conveyances, *without any revisions or deletions*. This description and the accompanying Survey Plat were prepared from record data furnished by the client and was done without the benefit of a Title Report. Surveyor has made no investigation or search for easements or other matters of record that a Title Report would disclose and this survey does not represent a warranty of title or a guarantee of ownership.

December 21, 2020  
Job No. 2009013  
DJ

  
COLE E. BARTON  
R.P.L.S. No. 6368

